



44 SINCIL STREET
LINCOLN
LN5 7ET

Fully Refurbished Shop Unit To Let

KLM
REAL ESTATE

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area

Area	Ground Floor	First Floor	Total
Unit 44	53.8 sq m (579 sq ft)	24.2 sq m (260 sq ft)	78.0 sq m (839 sq ft)

Rent

£30,000 per annum exclusive

Tenure

The property is available To Let by way of new Full Repairing and Insuring lease, for a term to be agreed.

Service Charge

A service charge is payable by all the occupiers to cover the upkeep and maintenance of the common parts.

Energy Performance Certificate

C-69

Rates

Rateable value: £17,500
UBR: 0.499
Period: 2023-Present
Rates Payable: £8,732.50 per annum

Interested parties are advised to make their own enquiries with the Local Planning Authority to confirm their exact liabilities and any transitional relief.

Town & Country Planning

The property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

VAT

VAT will be charged in addition to the rents at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.



Location

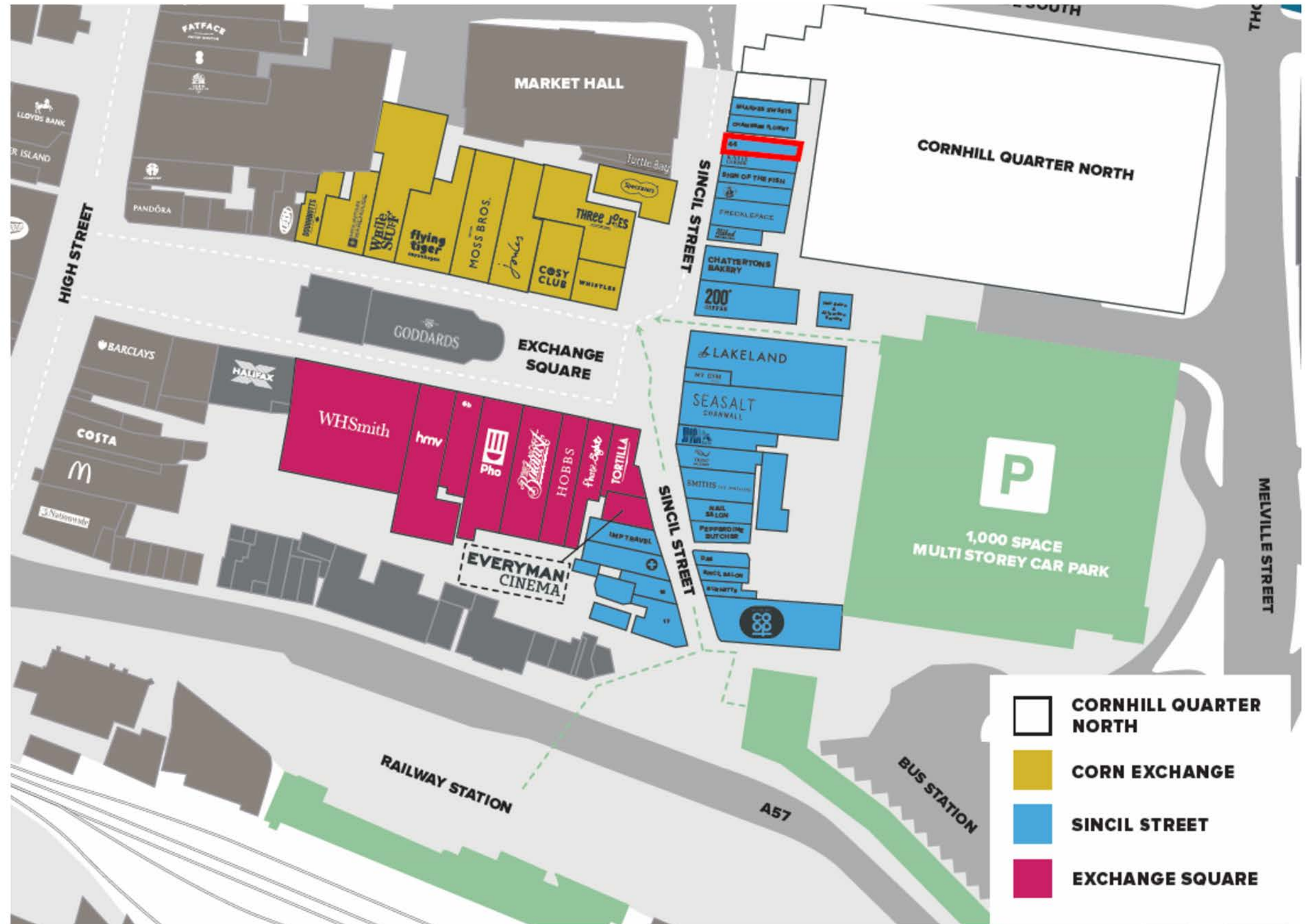
Situated towards the north of Sincil Street, the unit is at the heart of The Cornhill Quarter - a £70m redevelopment scheme which has significantly rejuvenated Lincoln's retail offering and city centre. The fitted out shop unit overlook's the new £8 million Lincoln Central Market redevelopment which, on completion, will create an attractive regional footfall. The regeneration will provide a quality modern market destination with a strong emphasis on the food sector.

The overall regeneration zone has delivered in excess of 150,000 sq ft of mixed-use commercial space and has already accounted for significant improvements to city centre infrastructure links, including a £30 million Transport Hub which accommodates a new multi-storey car park and bus station.

The Cornhill Quarter contains a vibrant mix of occupants including restaurants The Botanist, The Cosy Club, Tortilla, and Pho as well as national retailers such as Hobbs, Phase Eight, Whistles, Lakeland, Joules, Seasalt, White Stuff, Moss Bros and more. The area also benefits from a 4-screen Everyman Cinema and 200 Degrees Coffee.

Lincoln is the administrative centre and largest city in Lincolnshire with an urban population of 130,000 and a total catchment population of 545,000, giving it a total comparison goods expenditure of over £985 million. Lincoln also benefits from its ever-growing Universities.

The student and academic staff population is estimated to be circa 15,000 and contributes over £250 million to the local economy.

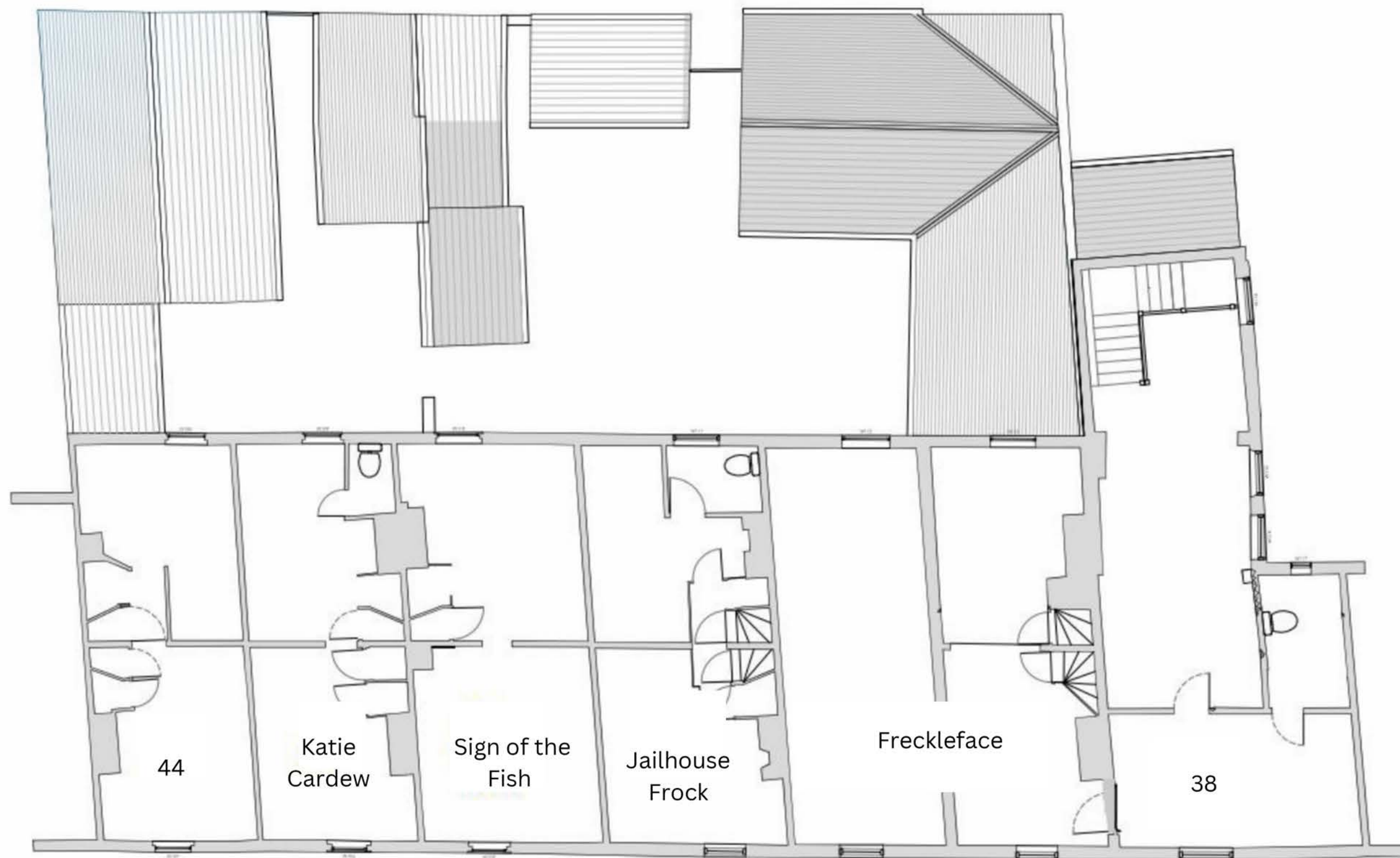




Ground Floor



First Floor



For Viewing & All Other Enquiries Please Contact:



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